



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE

REFER TO FILE: **MP-6**
275-584.042

March 24, 2005

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**STORM DRAIN BOND ISSUE PROJECT NO. 584, WALTERIA LAKE (1958)
PARCELS 2EX, 6EX, AND 8EX
SALE OF SURPLUS PROPERTY - CITY OF TORRANCE
SUPERVISORIAL DISTRICT 4
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Storm Drain Bond Issue Project No. 584, Waleria Lake (1958), Parcels 2EX, 6EX, and 8EX (4,569± square feet), located at the northeast corner of Ocean Avenue and 238th Street, extending northerly along the east side of Ocean Avenue approximately 1,714 feet, in the City of Torrance, to be no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of Parcels 2EX, 6EX, and 8EX to the City of Torrance for \$2,500.
4. Instruct the Chair to sign the enclosed Quitclaim Deed and authorize delivery to the Grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the District to sell three parcels of surplus property to the City of Torrance. The City requested these parcels for the widening of Ocean Avenue.

The District acquired the fee title to Parcels 2EX, 6EX, and 8EX as part of the land needed for Project No. 584. Construction of the flood control facility has been completed, and the subject parcels lie outside of the required right of way.

Implementation of Strategic Plan Goals

This action is consistent with the County's Strategic Plan Goal of Fiscal Responsibility. The revenue from this transaction will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling price of \$2,500 represents the District's minimum sale price. This amount has been paid and deposited into the Flood Control Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by California Government Code Section 65402(c), a notification of the proposed sale was submitted to the City of Torrance's Planning Department for its report as to conformance with the adopted General Plan. By letter dated June 26, 2001, it was deemed that the proposed sale conforms with its General Plan.

Parcels 2EX, 6EX, and 8EX are no longer needed for the purposes of the District. The sale is not considered adverse to the District's purposes and will not hinder the use of the drainage facility for possible transportation, utility, or recreational corridors. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

The transaction is categorically exempt from CEQA, as specified in Section 15312 of the State CEQA Statutes and Guidelines, and as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board.

The Honorable Board of Supervisors
March 24, 2005
Page 3

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

This action is in the District's best interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and one duplicate signed by the Chair and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE
Acting Director of Public Works

DR:in
P6:blSDBI584p2EX.doc

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

DUPLICATE

RECORDING REQUESTED BY
AND MAIL TO:

City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX
PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT
TO SECTION 27383 OF THE GOVERNMENT CODE

Space above this line reserved for Recorder's use

Assessor's Identification Number:
7378-007-901 (Portion)

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to the CITY OF TORRANCE, a municipal corporation, all its right, title, and interest in and to the real property in the City of Torrance, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL

ATTEST:
VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

275-584
Walteria Lake 2EX
Includes: Parcels 6EX and 8EX
275-584 RW 1.1
S.D. 4 M0121024

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20____, the facsimile signature of _____, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.,
County Counsel

By Franco E. Silva

APPROVED as to title and execution,

_____, 20_____.

DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

MARTIN J. YOUNG
Supervising Title Examiner III

By _____

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant to the City of Torrance, a municipal corporation, is hereby accepted under the authority of Resolution No. _____ of the City Council of said City adopted on _____, and the grantee consents to the recordation of said deed or grant by its duly authorized officer.

Dated _____

By _____

275-584

Walteria Lake 2EX

Includes: Parcel Nos. 6EX and 8EX

275-584 RW 1.1

A.P.N. 7378-007-901 (Portions)

T.G. 793 (C2)

I.M. 039-177

Fourth District

M0121024

LEGAL DESCRIPTION

PARCEL NOS. 2EX, 6EX and 8EX (Quitclaim of portions of fee):

Part A:

The westerly 2.50 feet of Lots 17 and 18, both of Meadow Park Tract, as shown on map recorded in Book 15, page 60, of Miscellaneous Records, in the office of the Recorder of the County of Los Angeles.

Containing: 4,284± sq. ft.

Part B:

The northerly 3.00 feet of the easterly 2.50 feet of the westerly 5.00 feet of above-mentioned Lot 18.

Containing: 8± sq. ft.

Part C:

That portion of above-mentioned Lot 17, within the following described boundaries:

Beginning at the intersection of the southerly line of said Lot 17 and the easterly line of the westerly 2.50 feet of said lot; thence North 0°14'40" East along said easterly line, a distance of 24.17 feet; thence South 41°07'00" East 31.42 feet to its intersection with a line parallel with and 2.50 feet northerly, measured at right angles, from said southerly line; thence at right angles from said parallel line, South 5°32'30" West 2.50 feet to said southerly line; thence North 84°27'30" West 20.62 feet along said southerly line, to the point of beginning.

Containing: 277± sq. ft.

Total area of PARCEL NOS. 2EX, 6EX and 8EX containing: 4,569± sq. ft.

EXHIBIT A